Before the Board of Zoning Adjustment, D. C.

Application No. 11554, of Park Skyland, Inc., for reinstatement of previous BZA No. 11086, for permission to erect 57 rowhouses in accordance with Section 3105.42 of the Zoning Regulations at 24th and Wagner Streets, and Skyland Place, S. E., Lot 820, parcel 220/29, Square 5740.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

- 1. The subject property located at 25th Street, S. E., between Wagner and Skyland Place, S. E. is zoned R-5-A which is defined as an area of general residences, low density and is at present vacant land.
- 2. Applicant's plans request permission to erect fifty-seven (57) row houses in the Skyland Community pursuant to Section 3105.42 of the D. C. Zoning Regulations.
- 3. Applicant failed to pick up his building permit within the six month time period following the prior approval of the Board.
- 4. At the public hearing on January 16, 1974, applicant brought to the Board's attention an error made by the D. C. Surveyor's Office, after issuance of the previous order of the Board. One of the 57 lots on 24th Street has a 20 foot frontage instead of 14. This error has been corrected by the surveyor and a new subdivision plat has been issued.
- 5. The Board of Education for the District of Columbia submitted a report of the potential impact of this project on the school system. "The schools in this vicinity can absorb these pupils without overcrowding based on the Board of Education's criteria for overcrowding which is 30 pupils per room per teacher".
- 6. The report from the Department of Highways and Traffic stated: "We have no objections to the proposed construction. Tenants of the proposed townhouses will have excellent access to arterial streets such as Good Hope Road and 25th Street for both private vehicle travel and D. C. Transit Bus service which operates on Good Hope Road. Traffic controls are adequate. Off-

street parking will be provided for the residents of this townhouse complex".

- 7. The report submitted by the Mayor's Office for Housing Programs states: "That they had reviewed the plans of Park Skyland, and found no basis for objection and recommended that the Board approve the project."
- 8. The National Capitol Planning Commission submitted a report which in essence is favorable after a reduction of street grades from a maximum of 10% to a maximum of 4.6% and regrading of the rear of the lots to do away with the two-on-one slopes is in compliance with the Commission's requirements.
- 9. The Zoning Unit Office of Planning and Management recommends favorably to the Board of Zoning Adjustment that the project of Park Skyland be adopted.
- 10. Opposition to this application was voiced at the public hearing with primary emphasis being the potential impact of the development on the public school system and whether or not the system could absorb the estimated increase in student population.
- 11. The homes will be sold in the \$40,000.00 and up price range.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that applicant has met the requirements of 3705.42 and should be allowed to subdivide the subject property in order to erect townhouses (57) which will subsequently be sold for approximately \$40,000.00 and up. The area in which this plan will be implemented in, is zoned R-5-A, district of general residences. At the first hearing of this application on July 19, 1974, this Board gave particular consideration to Skyland Park Civic Association and their expressed concern for potential impact of increased numbers of students on the surrounding schools. After hearing representatives from the D. C. Board of Education and also reviewing written reports submitted by ths Department, the Board is satisfied that there will be no detrimental impact to the schools from this project.

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ORDERED:

That the above application be GRANTED

VOTE: 4-0, (Lilla Burt Cummings, Esq. dissenting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED . By:

JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 04 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Before the Board of Zoning Adjustment, D. C.

Application No. 11554, of Park Skyland, Inc., for reinstatement of previous BZA No. 11086, for permission to erect 57 rowhouses in accordance with Section 3105.42 of the Zoning Regulations at 24th and Wagner Streets, and Skyland Place, S. E., Lot 820, parcel 220/29, Square 5740.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974 & October 25, 1974

ORDERED: That the applicant's proposed modification of plans identified as BZA modified Exhibit Plan XY be granted consistent with the following recommendations of the BZA staff architect:

Lot #1 - Structural difficulties would be experienced if a garage was built at the elevation shown in the drawings. The land is fill land, and to provide minimum bearing, engineering has recommended a continuous slab to include the proposed six houses stepped gradually to meet undisturbed soil conditions at the basement levels. If a garage is provided at first floor level, a concrete slab at that level will be required, posing a structural load transfer design too uneconomical for this type of construction.

It is recommended that the lot width be increased from 26 feet to 30 feet and an off-street open parking space on the same lot be allowed three feet from the abutting property line on the east. It should be noted that there are no windows in either side walls of the existing or proposed structure and the location of the parking space is in compliance with previous Board approval of this subdivision under 3105.42 and subparagraphs 7205.12 and 7205.2 of the Zoning Regulations. See attached drawings for location and other notes.

 $\underline{\text{Lot } \#2}$ - Same structural comments and other side lot comments apply that apply to Lot #1 apply to Lot #2.

It is recommended that the lot width be increased from 27 feet to thirty feet and an off-street parking space to the front and on the same lot be allowed three feet from side property line. See attached drawings for location and other notes.

<u>Lot #3.-</u> The approved plan shows a parking garage extending three feet into the main structure. To provide an open off-street parking space on the same lot as requested by the applicant, it will be necessary to move the main structure back approximately three feet.

It is recommended that three feet be maintained between the side property line and the proposed off-street parking space on the same lot and also that a minimum rear yard of 20 feet be provided. See attached drawings for location and other notes.

Lot #4 - Review of the approved site plan indicates that the side property line was not extended as would normally be extended to adequately define the leaps and bounds of the subject lot.

It is recommended that the side property line in question be extended to intersect the boundary line marked R - 253.58 - D 67 36' 35" - 299.28. It should be noted however, before new construction is allowed on the adjacent vacant lot that a site, landscaping and grading plan in detail be submitted to the Board for review and approval. This would be required in any event since a structure is not shown on the Board's approved plans. See attached plan for location of line.

Lot #5 - To approve this request to move the structure back more in line with the structure on the corner of 24th Street and those structures fronting along the looped road will increase the light and air to the abutting row-type property and widen the visual scenario when viewed from 24th Street toward the back of the subdivision.

It is recommended that the house be moved back into the approved rear yard, but not to diminish the depth of the rear yard beyond 20 feet. See attached drawings for location and other notes.

It is also noted that the end lot indicated as unimproved and abutting park property has been reduced from the approved 28 foot width to 21 feet. The decrease is required to allow the increase in the width of Lots #1 and #2. The 21 foot dimension is approximate and subject to a final approved subdivision plan. If improvements are proposed for this lot in the future, site landscaping and grading plans should be submitted to the Board of Zoning Adjustment for review and approval. See attached drawings for other notes.

Identification of attached drawings and other documents:

- 1) Titled "Site and Grading Plan," Sheet 1 of 1, last revised June 23, 1972 and marked in red as staff review set.
- 2) Applicant's letter of request dated September 19, 1974.
- 3) Letter of transmittal dated September 30, 1974.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

JAMES E. MILLER, Secretary to the Board

FINAL DATE OF ORDER: NOV 18 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.